CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

Location: 815 West Market Street
Application No. 769
Applicant: Susan Sessler
Property Owner: Greensboro College
Date Application Received: 5-15-06

Description of Work

Construction of shelter in parking lot behind Welcome Center on West Market Street for HEAT program.

Note: The design of the shelter was approved at the June 28 meeting. To be approved is the location of the shelter.

Based on information contained in the application, the staff recommends in favor of granting this Certificate of Appropriateness. In the staff's opinion the proposed project is congruous with the *Historic District Design Guidelines—Streets, Sidewalks, and the Public Right-of-Way (page 20)* for the following reasons:

Fact: The location of the shelter was determined based upon Greensboro Department of Transportation and ADA standards. It will not obstruct any sidewalk or streetscape in the historic district.

Guideline: 1. Locate items such as street furniture, benches, trash cans, and publication racks, so that they do not obstruct sidewalks or the streetscape.

Introduction, page 9:

When interpreting the Historic District Design Guidelines for their applicability to commercial and institutional properties there are two factors that must be considered when reviewing an application.
> 1) *The functional needs of the commercial or institutional property owner must be considered. The property owner should be allowed to use the property in the manner needed, as long as it maintains the character of the historic district.*
> 2) *The architecture of the building should be valued and preserved in its own right, and any changes should respect the original contributing building on the property. Modifications that are consistent with the architectural style of the building are appropriate when required to meet a functional need. Often a balance between function and architectural appropriateness must be struck in order to meet the objectives of both the property owner and the intent of the guidelines.*